083.0	0007	0031.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 886,200 / 886,200
					USE VALUE: 886,200 / 886,200
					ASSESSED: 886,200 / 886,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	OAKLEDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHEWS RASHIKA
Owner 2:	MATHEWS ANITA
Owner 3:	
Street 1:	5 OAKLEDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DARCY MARY -
Owner 2:	-
Street 1:	5 OAKLEDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,067 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Asbestos Exterior and 2346 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5067.000	485,800		400,400	886,200
Total Card	0.116	485,800		400,400	886,200
Total Parcel	0.116	485,800		400,400	886,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.75 | /Parcel: 377.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 52542
GIS Ref:
GIS Ref:
Insp Date: 09/29/16

!6823!

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0031.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	486,100	0	5,067.	400,400	886,500	886,500	Year End Roll	12/18/2019
2019	104	FV	363,200	0	5,067.	394,700	757,900	757,900	Year End Roll	1/3/2019
2018	104	FV	363,200	0	5,067.	303,200	666,400	666,400	Year End Roll	12/20/2017
2017	104	FV	341,100	0	5,067.	286,000	627,100	627,100	Year End Roll	1/3/2017
2016	104	FV	314,200	0	5,067.	263,100	577,300	577,300	Year End	1/4/2016
2015	104	FV	259,100	0	5,067.	246,000	505,100	505,100	Year End Roll	12/11/2014
2014	104	FV	259,100	0	5,067.	226,500	485,600	485,600	Year End Roll	12/16/2013
2013	104	FV	269,700	0	5,067.	226,500	496,200	496,200		12/13/2012

PRINT

Date	Time
12/10/20	21:32:13

LAST REV

Date	Time
09/11/18	11:43:30
danam	

PAT ACCT. 6823

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARCY MARY	47672-298		6/21/2006		560,000	No	No		
DARCY MARY	47672-293		6/21/2006	Family	1	No	No		
DARCY MARY	28319-18		3/18/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	52542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2018	914	Porch	15,096	C				
11/10/2017	1507	Porch	6,251	C				
10/27/2015	1637	Renovate	29,000					
7/31/2014	932	Redo Kit	16,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2016	Measured	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
9/29/2016	Left Notice	DGM	D Mann
4/29/2009	Measured	372	PATRIOT
9/15/2006	MLS	HC	Helen Chinal
3/31/2000	Inspected	263	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5067		Sq. Ft.	Site		0	70.	1.13	6									400,406						400,400	

Total AC/HA: 0.11632 | Total SF/SM: 5067 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 400,406 | Spl Credit | Total: 400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15239239
Const Adj.:	0.93109500
Adj $ / SQ:	182.408
Other Features:	119500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596750
Depreciation:	110995
Depreciated Total:	485754

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

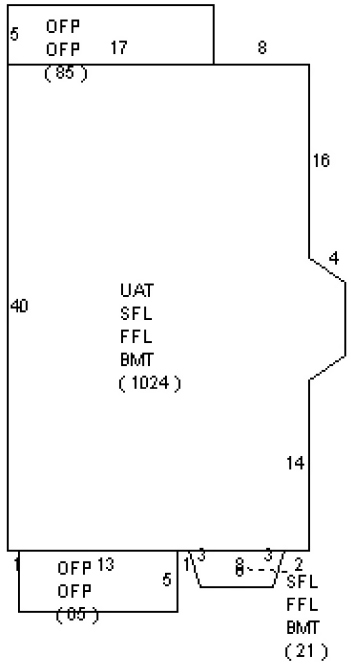
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.41
Special Features:	0	Val/Su Net:	131.62
Final Total:	485800	Val/Su SzAd	232.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,045	54.720	57,185
FFL	First Floor	1,045	182.410	190,616
SFL	Second Floor	1,045	182.410	190,616
OFP	Open Porch	300	20.480	6,145
UAT	Upper Attic	256	127.690	32,687

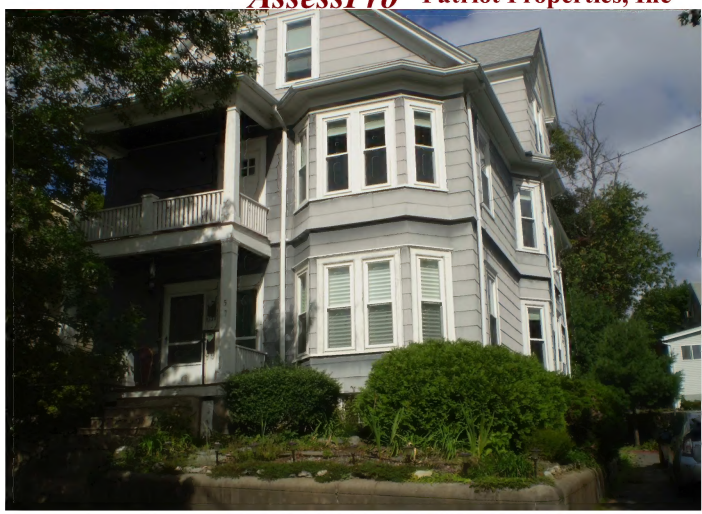
Net Sketched Area:	3,691			Total:	477,249
Size Ad	2090	Gross Are	4459	FinArea	2346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0031.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	